

SECTION I
Introduction to the Planning Process

I. Purpose and Need of the Plan, Authority, and Statement of Problem

Summary of Plan Updates

Section		Change
Sec. 1, II	Local Methodology, Plan Update Process and Participants	Updated New Plan Participants and Process
Sec 1, IV	Organization of the Plan	Updated Plan Timeline for Completion
Sec 1, VII	Adoption, Implementation and Monitoring and Evaluation	Updated Public Meeting Schedule
Sec. 1, VIII	Community Data History and Map	Update Community Data/New Map

The Fayette County Hazard Mitigation Plan of 2015 is the update of a multi-hazard mitigation plan for our community that includes unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey. The plan as written fulfills the requirements of the Federal Disaster Mitigation Act of 2000. The Act is administered by the Georgia Emergency Management Agency (GEMA) and the Federal Emergency Management Agency (FEMA). The Mitigation Act provides federal assistance to state and local emergency management and other disaster response organizations in an effort to reduce damage from disasters. The plan has involved many community partners including elected officials, fire and EMS, emergency management, law enforcement, engineering departments, flood plain and storm water managers from Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey. The overarching goal of this plan is to identify our risks both manmade and natural and develop strategies to reduce or eliminate the hazard from impacting our community.

The Fayette County Hazard Mitigation Plan of 2015 is written to comply with Section 409 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act Title 44 CFR as amended by Section 102 of the Disaster Mitigation Act of 2000. The act gives state and local governments the framework to evaluate and mitigate all hazards as a condition of receiving federal disaster funds. The planning committee used the FEMA Local Mitigation Planning Handbook as guidance to develop the update of the plan. The Fayette County Hazard Mitigation Plan is a requirement of the law.

The Fayette County Disaster Mitigation Plan encompasses all areas of Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey. The plan will identify all natural and technological hazards that could threaten life and property in our communities. The scope of this plan includes both short and long-term mitigation strategies, implementation and possible sources of project funding.

The plan also contains the following updated information:

- * The vision of mitigation in our community (Preface).
- * The updated profile of Fayette County, its geography, history, physical features and other community indicators (Section 1, Part VIII Community Data).
- * The planning process and the involvement of all municipal, state and federal governments, the public, industry and other community players (Section 1, Part I-IV)
- * Updated documentation of Fayette County's past and predicted exposure to natural hazards and the potential risks that include the impacts on critical infrastructure with anticipated losses (Section 2, Part I-V).
- * An updated overview of Fayette County's capabilities to implement hazard mitigation goals and objectives, policies that will effectively mitigate risks to our community (Section 4 & 5, Natural and Technological Goals and Objectives).
- * Procedures for maintaining an effective, long range hazard mitigation plan and the strategy to implement it (Section 6, Plan Implementation & Maintenance).
- * An updated assessment of Fayette County's current policies, goals and regulations that pertain to hazard mitigation.
- * Updated critical facilities information.
- * Documentation of the process (Sections 8-13, Appendixes A-F).

Fayette County prior to the development of the original 2005 Disaster Mitigation Plan had no guidance or direction on mitigation strategies in our county. There really was no emphasis placed on the value of mitigation. As a result of this problem, county and municipal leaders came together and adopted the plan by resolution in a collective effort to reduce repetitive losses and to strengthen our community against the impact of man-made and natural disasters. That being said the purpose of the Fayette County Emergency Management Agency's Hazard Mitigation Plan is to identify risks and vulnerability to Fayette County and to formulate achievable goals and objectives as well as a plan of action to reduce damage and loss of life from natural and technological disasters. This plan shall serve as a benchmark for future mitigation activities and will identify Fayette County and its municipality's mitigation goals and objectives. The plan will also prioritize potential risks and vulnerabilities in an effort to minimize the effects of disasters in our community.

Realizing that identifying our community's risks and working collectively toward the prevention of disasters in our community is in everyone's best interest, the Fayette County Emergency Management Agency has taken a lead role in the development of the Fayette County Hazard Mitigation Plan. Under the Agency's leadership, there has been an endorsement and a commitment by the Fayette County Board of Commissioners and the governing body of each municipality.

Mitigation planning is imperative to lessen the impacts of disasters in Fayette County. The written plan is an excellent method by which to organize Fayette County's mitigation strategy, but the implementation of the plan and its components is vital to achieve a community that is resistant to the effect of a disaster. The implementation of the plan will provide a reduction in the loss of life and property and allow our community to prosper with minimal disruption of vital services to our citizens.

II. Local Methodology, Plan Update Process and Participants

The Fayette County Hazard Mitigation Planning Committee

At the direction of the Fayette County Board of Commissioners, Pete Nelms, Division Chief and Emergency Management Director was tasked with developing the Hazard Mitigation Planning Committee. This Committee has been tasked with the review of the current plan, identify new information that needs to be included in the new plan and incorporate it into the development and completion of this plan as required per state and federal guidelines. The committee was also tasked with collecting and updating all accurate data from Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey and to provide outreach to the public and business community to ensure that everyone's information is included in the plan. The Fayette County Emergency Management Agency, which is part of the Fayette County Department of Fire and Emergency Services, will oversee the project, organize the data, set meeting dates, document in-kind services, and work with the Georgia Emergency Management Agency to complete this plan. The Mitigation Committee is comprised of the following officials representing their respective organizations the political subdivisions of Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey.

- * Division Chief/EMA Director Pete Nelms - Fayette County Emergency Management Agency Plan Coordinator
- * Alan Jones- Fayetteville Fire Department
Acquire all Plan Data from the City of Fayetteville
- * Assistant Chief Clint Murphy - Peachtree City Fire Department
Acquire all Plan Data from the City of Peachtree City
- * Chief Brandon Perkins-Tyrone Police Department
Acquire all Data from the City of Tyrone
- * Dan Langford, Mayor of Brooks
Town of Brooks Representative
- * Mr. Gary Laggis - Mayor of Woolsey
Town of Woolsey Representative
- * Kelly Keefe- Georgia Emergency Management Agency
Meetings and Plan Review
- * Ms. Sherri Russo - Georgia Emergency Management Agency
Area 7 Field Coordinator
- * Mr. Pete Frisina - Senior Planner Fayette County Planning Department
Planning and Zoning Land Use and Demographics
- * Vanessa Birrell, Fayette County Environmental Management Services
Action Items and Goals and Objectives
- * Keith Stellman-Chief Meteorologist
National Weather Service Peachtree City - Weather Statistics
- * Mr. Scott Hindman - Fayette County Board of Education
Board of Education Representative and Information
- * Mr. Joel Benton - Director Fayette County Tax Assessors Office
Property Value Data
- * Brian Keller Fayette County Environmental Management Services
- * Carlo Frate GIS Mapper and Flood Plain Data Coordinator

Adoption Date

Jurisdiction	Adoption Date
Fayette County	
Peachtree City	
Fayetteville	
Tyrone	
Brooks	
Woolsey	

See Section 15 Appendix H Adoption Resolution by Jurisdiction

Additional Partners

The Fayette County Hazard Mitigation Planning Committee relied on the assistance of various public and private organizations in compiling the data, maps, and other vital components of the plan. This includes members of the Fayette County Faith Based Disaster Network. This network is an important part of the emergency management agency and provides input on how better to assist emergency management and the community during disasters in our community. This plan would not be possible were it not for their contributions. The Hazard Mitigation Planning Committee would like to acknowledge these individuals and organizations for their contributions. See Section 13 Appendix F, Committee and Public Meeting Documentation.

The Hazard Mitigation Planning Committee is responsible for the organization, data collection, and completion of the plan. The Hazard Mitigation Planning Committee involves upper-level administrative personnel that have many years' experience in their profession and are an asset to the successful outcome of the plan.

It is the responsibility of the members of the Hazard Mitigation Planning Committee to include all pertinent departments within their respective governments and to request information as needed for the completion of the plan. These other departments include a variety of organizations whose input and data is vital to the success and accuracy of the plan. The Hazard Mitigation Planning Committee conducted several meetings and involved all available departments and resources in an effort to gain any information that would increase the effectiveness of the plan.

The Hazard Mitigation Planning Committee is also tasked with including any external organizations that can benefit the overall effectiveness of the plan. The Hazard Mitigation Planning Committee is aware of the importance of including a variety of external and internal organizations. Their input is vital to the short and long-term success of the plan. Among external organizations that have been included but are not limited to the Georgia Emergency Management Agency, the Federal Emergency Management Agency, National Weather Service, local citizens, businesses and industry, media outlets, the National Flood Insurance

Program representatives, the Faith Based Network and Community, the Fayette County Board of Education and others.

The plan is based on the data gathered and identified by all committee members, the public and the jurisdictions of Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey in an effort to prioritize mitigation projects in the order of severity in an effort to reduce loss of property and life.

Additionally the committee extended an opportunity for jurisdictions that border Fayette County to review and comment on the plan update. These jurisdictions include the counties of Coweta, Clayton, Spalding, and Fulton. Any comments and suggestions were incorporated into the plan update.

III. Original Plan Review and Revision

The Federal Disaster Mitigation Act of 2000 requires that the Hazard Mitigation Plan be updated at least once every five years. The Fayette County EMA Director will be responsible for ensuring that this requirement is met. The Hazard Mitigation Planning Committee has been involved in this process to ensure through the collection of data from Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey and through the attendance of mitigation plan and public meetings in order to provide input into the planning process. The committee, as part of the update process has been tasked with a complete review of each section of the existing plan. During this comprehensive review the committee will acknowledge any mitigation accomplishments and successes, update and prioritize mitigation projects, add additional risks that have been identified, add any additional goals and objectives, solicit input from the public and the various communities and make any needed or required revisions.

All members of the Fayette County Hazard Mitigation Planning Committee and the EMA Director were responsible for ensuring that the Hazard Mitigation Plan was evaluated as required. The evaluation included analyzing current mitigation projects and evaluating success, reevaluating future mitigation needs and prioritization based upon changes in needs and/or capabilities of Fayette County.

The plan was revised and maintained as required under the guidance of the Hazard Mitigation Planning Committee and formally adopted by the Board of Commissioners and each municipal governing body after each revision. Once the changes are adopted by all participants, the revised plan will be submitted to the Georgia Emergency Management

Agency (GEMA) and the Federal Emergency Management Agency (FEMA) for approval. The mitigation plan shall be viewed as a “living document”.

IV. Organization of the Plan

- *September 2014 Requesting letters of support from Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey for the plan attendance.
- * October 2014 Kick Off Meeting with Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks. and Woolsey representatives in attendance.
- * December 2014 -
January 2015 Data collection
- * May 2015 Crosswalk Review with the State Coordinator
- * June 2015 Revision of Plan
- * July 2015 Submit to FEMA for Approval
- * August 2015 Resolution signing by Fayette County, Peachtree City, City, Fayetteville, Tyrone, Brooks, and Woolsey

The estimated time to complete the plan update will be approximately 10 months. Plan completion is identified by adoption by resolution by Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey.

V. Local Hazard Risk and Vulnerability, Summary Local Mitigation Planning

Goals & Objectives

The Fayette County Hazard Mitigation Planning Committee, early in the update process, established a set of goals and objectives in order to ensure the effectiveness of this plan. These goals and objectives established the paradigm for the planning process and proved very successful by the many accomplishments of the 2015 plan. These goals and objectives are as follow:

1. To actively involve and gain support from all municipal governments and unincorporated Fayette County for the reduction of disasters in our community.
2. Prioritize identified mitigation projects.
3. Seek and implement any grant funding for the reduction of disasters in Fayette County and its cities.
4. Monitor, evaluate, and update the progress of the plan as needed.
5. To form partnerships among local, state, and federal agencies to make Fayette County more resistant to the effects of disasters.
6. Maximize the use of all resources by promoting intergovernmental coordination, partnerships in the public and private sectors.

7. Harden our communities against the impacts of disasters through the development of new mitigation strategies and strict enforcement of current regulations that have proven effective.
8. Reduce and where possible eliminate repetitive damage, loss of life and property from disasters.
9. Bring greater awareness throughout the community about potential hazards and the need for community preparedness.
10. Bring greater awareness throughout the community about potential hazards and the need for community preparedness.
11. To further enhance common mitigation projects and goals with all municipal partners.

VI. Multi-Jurisdictional Special Considerations

Fayette County like many counties in Georgia has numerous municipalities that include unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey. Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey were notified in August of 2009 of the requirement concerning the Disaster Mitigation Plan and process. Fayetteville, Peachtree City, the Towns of Tyrone, Brooks and Woolsey as well as unincorporated Fayette County have a documented commitment to the planning process. Representatives from Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey participated in the general session and kick off meeting on October 2014 and have worked collectively over the past months to gather data that included researching old records, newspaper articles, data bases, historical data, known and past flooding events and hazards, flood prone areas, areas of vulnerability, existing mitigation plans and projects, past and present flood plain data and technical information for the plan. This information was gathered from Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey. The data was forwarded to the county's Emergency Management Coordinator for review and plan development. Subsequent meetings have been held in an effort to ensure that all information is correct and that all agencies and organizations input were included as presented. Letters documenting Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey's support and participation for the Disaster Hazard Mitigation plan are included in this plan. See Section 11 Appendix D, Jurisdictional Letters of Support.

Participation Table

Jurisdiction	Level of Participation
Fayette County	Oversaw plan project, scheduled and facilitated meetings, documented events, oversight of data, research, contributed data to support the plan, provided guidance on plan development, scheduled coordinated, public hearings, submitted goals and objectives and other data to support the plan.
Peachtree City	Attended and participated in planning meetings, submitted goals and objectives and other data that supported the plan for their jurisdiction, adopted by resolution
Fayetteville	Attended and participated in planning meetings, submitted goals and objectives and other data that supported the plan for their jurisdiction, adopted the plan by resolution
Tyrone	Attended and participated in planning meetings, submitted goals and objectives and other data that supported the plan for their jurisdiction, adopted the plan by resolution.
Brooks	Submitted goals and objectives and other data for their jurisdiction and adopted the plan
Woolsey	Submitted goals and objectives and other data for their jurisdiction and adopted the plan

The Fayette County EMA Director will lead activities for mitigation planning countywide. Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey have actively participated in this process through involvement on the Hazard Mitigation Planning Committee. The Committee goals are to work in partnership with municipal partners toward a common mitigation strategy that significantly reduces vulnerability to man-made and natural disasters. The relationship between Fayette County and the municipalities of Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey are good and we share the same passion for protecting and reducing our risk through mitigation projects. Most natural threats overlap Fayette County and Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey and are all susceptible to their affects. Technological threats are more confined to certain areas such as hazardous materials at fixed facilities. These risks and areas have been identified and through working relationships and data collection from all areas of the county and will be specifically identified in this plan.

Existing Programs/Policy/Technical/Documents	Jurisdiction	Inclusion in Plan
Comprehensive Plan	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Growth Management Plan	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Flood Plain Management	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Flood Insurance Study or Engineering studies for streams	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	No
Hazard Vulnerability Analysis	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Emergency Management Plan	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Zoning Ordinance	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Building Code	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Drainage Ordinance	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Critical Facility Maps	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Existing Land Use Maps	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Elevation Certificates	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	No
State Plan	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes
Ga. GMIS	Unincorporated Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey	Yes

VII. Adoption, Implementation and Monitoring and Evaluation

The Fayette County Hazard Mitigation Planning Committee process was overseen by the Fayette County Emergency Management Agency. The plan will then be submitted to the Georgia Emergency Management Agency for review and then to the Federal Emergency Management Agency for approval. Upon the Federal Emergency Management Agency's approval, the Fayette County Board of Commissioners and the municipalities of Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey will formally adopt the plan update by resolution in accordance with the Federal Disaster Act of 2000. The plan is intended to be implemented into policy to enhance and complement state and federal recommendations for the mitigation of natural and technological hazards in the following ways:

- * Substantially reduce the risk of life, injuries and hardship from the destruction of natural and technological disasters on an ongoing basis.
- * Create a greater awareness to the public about the need for individual preparedness and about building safer, more disaster resistant communities.
- * Develop strategies for long-term community sustainability during community disasters.
- * Develop governmental and business continuity plans that will continue essential private sector and governmental activities during disasters.

The Federal Emergency Management Agency publishes many guidance documents for local governments for mitigating natural disasters. The Fayette County Hazard Mitigation plan fully recognizes, adopts, incorporates, and endorses the following principals.

- * Develop a strategic mitigation plan for Fayette County.
- * Enforce current building codes.
- * Develop incentives to promote mitigation.
- * Incorporate mitigation of natural hazards into land use plans.
- * Promote awareness of mitigation opportunities and programs throughout our community on a continual basis.
- * Identify potential funding sources for mitigation projects.

The private sector is often an overlooked segment of the community during disasters. It is vital that this sector of a community is included in mitigation efforts that are consistent with state and federal recommendations such as,

- * Develop mitigation incentives with insurance agencies and lending institutions.
- * Encourage the creation of a business continuity plan for the continuance of commerce during disasters.
- * Partner with businesses in an effort to communicate with customers about the hazards in our community and possible solutions.

Individual citizens must be made aware of the hazards they face. Additionally, they must be educated in how to protect themselves from the hazards they face. They must be shown that mitigation in their community is an important part of reducing loss of life and property in their community. Their support is critical to the success of any mitigation effort. The

Fayette County Plan supports the following FEMA recommendations regarding individual citizens:

- * Become educated on the hazards that your community and you face.
- * Become part of the process by supporting and encouraging mitigation programs that reduce vulnerability to disasters.
- * That individual responsibility for safeguarding you and your family prior to a disaster event.

To be an effective plan, input from the public is vital. The Hazard Mitigation Planning Committee recognizes the valuable contribution that the public can provide to the contents and accuracy of this plan. As required, the Hazard Mitigation Planning Committee will conduct three (3) public meetings in an effort to allow the public to provide comments on the plan. These meetings are scheduled to be held as follows,

Public Hearing for Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks and Woolsey

Public Meeting #1	Faith Based Community Conference Saturday, February 7, 2015
Public Meeting #2	Plan is available on line at www.fayettecountyga.gov
Public Meeting #3	To Be Announce

On Saturday, February 7, 2015, Fayette Emergency Management held the annual Faith Based Disaster Network conference. At that conference, the Fayette County Hazard Mitigation was discussed and the public was allowed to review and make comments regard the plan. Those that review the plan and made comments are available for review in Sections 13, Appendix F, Committee and Public Meeting Documentation.

In addition to the above public comment opportunities, each jurisdiction prior to adopting the plan will have a public comment opportunity at each respective public meeting to again give the public an opportunity to comment on the content of the plan. The public comment opportunity was advertised in a variety of ways such as the legal section of the local newspaper, websites, and advertisement to homeowners associations in an effort to gather data from the public in Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey.

Documentation of advertisement and attendance of these public meetings are documented in Section 13, Appendix F, Committee and Public Meeting Documentation.

VIII Community Data

History & Map

Fayette County was formed on May 15, 1821 from parts of the Creek Indian Territory during the Land Lottery of 1821. Georgia's 49th county was named for Marquis de Lafayette, a Revolutionary War soldier who fought with George Washington during the conflict. Fayetteville was named the county seat in 1823 and its courthouse was built in 1825. The Courthouse still stands today and is arguably the oldest functioning courthouse in Georgia.

During its humble beginnings, Fayette County, like most communities, was a farming community. Plentiful fertile soil and water combined with favorable growing conditions sustained the small population for decades as a farming community.

Over the years and because of its close proximity to the City of Atlanta, Fayette County slowly grew in population until early 1980's when explosive growth took place. Double-digit growth over nearly two decades was experienced in Fayette County as residents of Atlanta flocked to the suburbs to improve their quality of life and to escape the traffic and congestion of Atlanta.

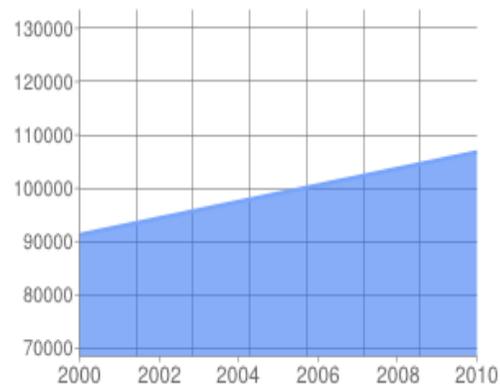
Fayette County stands today as what some call the "Crown Jewel" of the greater metropolitan Atlanta area because of an educated population, relatively low crime rate, uncongested roadways, excellent schools, and quality of life.

The great recession of late had a significant impact on growth and construction activities in Fayette County. In 2010, construction permits were virtually stagnant and population remained constant. In 2013, Fayette County began to see slow growth again in new housing starts and population.

**Location Map of Fayette County, Ga.
Post 2000**



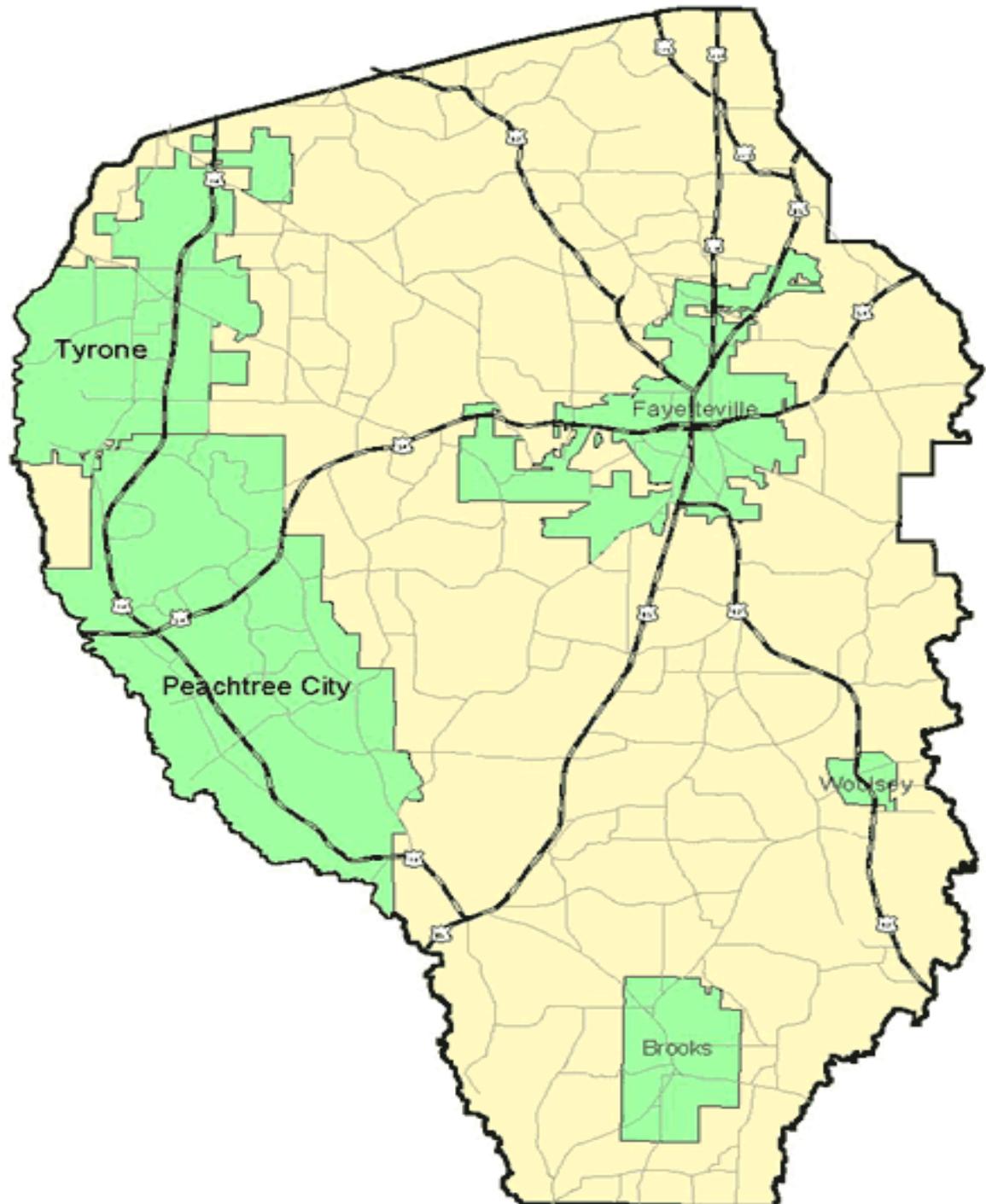
Fayette County Population



Government

Fayette County is governed by a five member Board of Commissioners that are elected by popular vote. There are five municipalities in Fayette County that include Peachtree City, Fayetteville, Tyrone, Brooks, and Woolsey. A City or Town Council and a Mayor represent these municipalities. They are elected by popular vote.

Political Boundaries in Fayette County



Demographics

The follow statistical data from the U. S. Census Bureau represents the demographics of Fayette County, Georgia

People Quick Facts	Fayette County	Georgia
Population, 2013 estimate	108,365	9,992,167
Population, 2010 (April 1) estimates base	106,567	9,687,663
Population, percent change, April 1, 2010 to July 1, 2013	1.7%	3.1%
Population, 2010	106,567	9,687,653
Persons under 5 years, percent, 2013	4.2%	6.7%
Persons under 18 years, percent, 2013	24.3%	24.9%
Persons 65 years and over, percent, 2013	15.4%	12.0%
Female persons, percent, 2013	51.5%	51.1%
White alone, percent, 2013 (a)	71.7%	62.5%
Black or African American alone, percent, 2013 (a)	21.4%	31.4%
American Indian and Alaska Native alone, percent, 2013 (a)	0.4%	0.5%
Asian alone, percent, 2013 (a)	4.3%	3.7%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.1%	0.1%
Two or More Races, percent, 2013	2.0%	1.9%
Hispanic or Latino, percent, 2013 (b)	6.9%	9.2%
White alone, not Hispanic or Latino, percent, 2013	65.9%	54.8%
Living in same house 1 year & over, percent, 2009-2013	88.1%	83.6%
Foreign born persons, percent, 2009-2013	9.2%	9.7%
Language other than English spoken at home, pct age 5+, 2009-2013	11.6%	13.3%
High school graduate or higher, percent of persons age 25+, 2009-2013	94.3%	84.7%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	42.6%	28.0%
Veterans, 2009-2013	11,491	690,208
Mean travel time to work (minutes), workers age 16+, 2009-2013	30.4	27.0
Housing units, 2013	40,948	4,109,896
Homeownership rate, 2009-2013	82.9%	65.1%
Housing units in multi-unit structures, percent, 2009-2013	8.6%	20.5%
Median value of owner-occupied housing units, 2009-2013	\$231,500	\$151,300
Households, 2009-2013	37,930	3,518,097
Persons per household, 2009-2013	2.81	2.71
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$35,344	\$25,182
Median household income, 2009-2013	\$79,977	\$49,179
Persons below poverty level, percent, 2009-2013	7.7%	18.2%

Business Quick Facts	Fayette County	Georgia
Private nonfarm establishments, 2012	3,166	216,308 ¹
Private nonfarm employment, 2012	37,358	3,390,540 ¹
Private nonfarm employment, percent change, 2011-2012	3.0%	1.9% ¹
Nonemployee establishments, 2012	9,573	797,404
Total number of firms, 2007	12,696	901,105
Black-owned firms, percent, 2007	16.0%	20.4%
American Indian- and Alaska Native-owned firms, percent, 2007	S	0.7%
Asian-owned firms, percent, 2007	4.4%	5.1%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	3.6%	3.6%
Women-owned firms, percent, 2007	29.8%	30.9%
Manufacturers shipments, 2007 (\$1000)	1,744,689	144,280,774
Merchant wholesaler sales, 2007 (\$1000)	877,241	141,962,359
Retail sales, 2007 (\$1000)	1,390,039	117,516,907
Retail sales per capita, 2007	\$13,122	\$12,326
Accommodation and food services sales, 2007 (\$1000)	171,207	16,976,235
Building permits, 2012	192	24,350

Geography Quick Facts	Fayette County	Georgia
Land area in square miles, 2010	194.34	57,513.49
Persons per square mile, 2010	548.3	168.4
FIPS Code		

Economy

Fayette County's economy is dependent on the airline industry and other major corporations outside the community. Considered a bedroom community the majority of the working population in Fayette County commutes to Atlanta or Hartsfield Jackson International Airport. Fayette County is 46.81% residential and 58% occupational or light industrial. As Fayette County grows toward build out, shopping and businesses will help Fayette's economy. The median household income in Fayette County is \$89,873 per year. See Section 10, Appendix C, Comprehensive Plans by Jurisdiction.

The great recession of late had a significant impact on growth and construction activities in Fayette County. In 2010, construction permits were virtually stagnant and population remained constant. In 2013, Fayette County began to see slow growth again in new housing starts and population increases.

Climate

Fayette County climate is considered mild. Averaging 48.1 inches of rain per year and average temperatures range from a high of 87 degrees in summer to a low of 34 degrees in winter. This equates to an average temperature of 61.4 degrees and consists of warm summers and moderate winters. Residents of Fayette County experience four distinct seasons. Weather conditions can be extreme on rare occasions. These will be discussed in greater detail in this plan

Physical Features

The general physical features of Fayette County's terrain are characteristic of the Piedmont region of Georgia, with rolling hills with broad ridges, sloping uplands, and relative narrow valleys. Land elevations within Fayette County range from 720 to 1,005 feet above sea level. Fayette County still has much undeveloped land particularly in south-unincorporated Fayette County. According to the Fayette County Planning Department, there are 94,264 acres in Fayette County. Of those 20,001 acres were developed and 24,701 were undeveloped but considered forested and agriculture usage. Therefore 52.7% of the county is considered undeveloped. Some agricultural practices continue but are declining.

Transportation

Vehicle Traffic

Fayette County's transportation system primarily consists of state highways, arterial collectors, and secondary county roads. State highways 54, 85, 92, 314, 74 and 279 are major transportation routes that carry the majority of passenger and commercial traffic in and out of Fayette County. Congestion in these transportation corridors are creating traffic problems as the increase in population brings additional vehicles. There is currently no mass transit system that serves Fayette County other than the occasional van shuttle to and from Hartsfield-Jackson International Airport.

Major Transportation Routes in Fayette County



Rail

Fayette County is served by the CSX Rail system. This heavy rail line is a single track that runs north and south through unincorporated Fayette County, Tyrone, and Peachtree City. CSX railroad provides freight service to industrial facilities in Tyrone and Peachtree City. More than 50,000 scheduled freight trains travel on this line with more than 2000 of these that contain hazardous materials. CSX railroad does not provide any passenger transportation capabilities.

Air Service

Atlanta Regional Airport has one paved 5,000 ft. runway and subsequent hanger space that is utilized by charter and private aircrafts. There are no scheduled commercial flights into or out of Atlanta Regional. Fayette County has 5 private airfields again with no scheduled commercial flight service.

The air transportation needs of Fayette County are met by scheduled flights from Hartsfield-Jackson International Airport. Fayette County is located due south of Hartsfield-Jackson International Airport and it is one of the largest airports in the world with nearly 6,000 arrival and departures a day. Most major airlines have scheduled daily arrivals and departures from the airport.

Utilities

Fayette County's utilities needs are met by a variety of both public and private entities.

Electricity

Two private providers meet the electrical needs of Fayette County. Coweta-Fayette Electric Membership Corporation provides 70% of the county's electrical needs and Georgia Power a subsidiary of the Southern Company provides the remaining 30%. These two companies provide utility services with minimal disruption.

Natural Gas

Atlanta Gas Light oversees the natural gas services throughout Fayette County. Gas services in Fayette County and throughout Georgia allows for gas marketers to sell natural gas in Fayette County. Atlanta Gas Light still oversees gas services and is the primary emergency response agency in addition to local public safety agencies. Some areas of Fayette County are reliant on the delivery of propane for heat and cooking as a fuel source.

Water

Fayette County has both private and public water systems. The Fayette County Water System is a public utility and is the largest water provider in the county. The system provides drinking water and water for fire protection for parts of unincorporated Fayette County, Tyrone, Brooks, Woolsey, and Peachtree City and has a pumping capacity of 18 million gallons a day. The City of Fayetteville provides water and sewerage services for

their jurisdiction. Peachtree City Water & Sewer Authority provides sewage service to Peachtree City. Various parts of the county are served by small private water systems.

The county and its water systems have done an excellent job of planning for future water needs. The county has three large reservoirs with a fourth scheduled to be online by 2010. Fayetteville has one reservoir and relies on wells for portions of their water source.

It is important to note that there are areas of unincorporated Fayette County that are reliant on private wells as a source of potable water. Approximately 60% of Fayette County residents are connected either to a public or private pressurized water system. Approximately 40% rely on a wells located on their private property.

Wastewater Services

The majority of Fayette County's population is reliant on septic tank systems for wastewater treatment. The City of Fayetteville and Peachtree City has sufficient wastewater treatment capacity and services. The Town of Tyrone has limited sewage and wastewater treatment capabilities.

Solid Waste

Fayette County has one public transfer station located in the city limits of Fayetteville. It is owned by Fayette County and under contract by Waste Management Inc. The transfer station accepts and collects solid waste and then transfers the waste to Taylor County under a long-term agreement. The landfill also accepts yard waste that is chipped and then recycled as mulch. All solid waste collections from homes and businesses are done by private contractors.

Communications

Fayette County's landline phone service primary provider is Bell South. There are three phone backup facilities in Fayette County. These facilities provide primary and battery backup phone capabilities. All major cell phone providers have cell towers and capabilities in Fayette County including Nextel and Southern LINC direct connect.

Fayette County public safety agencies as well as the Fayette County Board of Education communicate on a state of the art 821 MHz trunk radio system. This consolidated system provides adequate communications for all public organizations and are governed by a Communication Board that has a representatives from all agencies throughout Fayette County.

Fayette County has many media outlets that consist of print, radio, and television. Local print media consists of the Fayette Daily News, the Fayette Citizen, and the Atlanta Journal. Fayette County is served by various radio stations such as WSB Radio, Z-93, Star 94, and 96 Rock. All metro Atlanta television stations broadcast in Fayette County such as WSB TV. Fox Network, 11 Alive, Clear Channel News, and Channel 46 News.